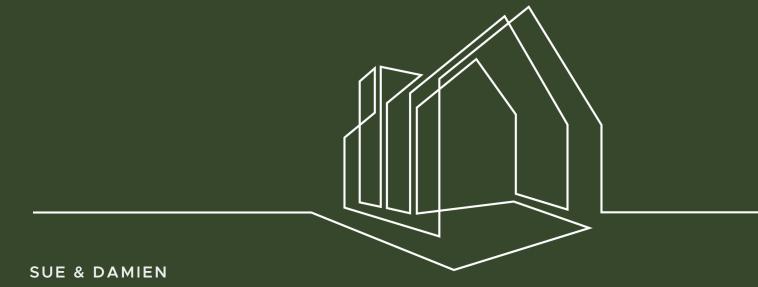
COMPARABLE SALES



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Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

ľ	Sale Price	\$410,000 to \$775,000	Mean	\$626,416
ſ	C.V	\$475,000 to \$850,000	Mean	\$617,500



12 Lovatt Crescent, Kensington, Whangarei 3 1 6 4 Last Sold \$730,000 - 01 Aug 25 Floor Area 123 m²

Capital Value \$710,000 - 01 Jul 24
Land Value \$330,000 - 01 Jul 24
Land Use Residence
Land Area 632 m²

Floor Area 123 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 1940-1949



38 Paranui Valley Road, Tikipunga, Whang

Roof Steel/G-Iron
Walls Wood (incl
Weatherboard)
Building Age 120 m²
Steel/G-Iron
Wood (incl
Weatherboard)



5B Mair Street, Kensington, Whangarei 🗀 3 🚾 1 🚓 2

Last Sold \$700,000 - 23 Jul 25

Capital Value Land Value Land Use Land Area \$670,000 - 01 Jul 24

Residence

Floor Area 140 m²
Roof Tile Profile
Walls Mixed Material
Building Age 1980-1989

PREPARED BY: Damien Davis





11 Wooding Lane (Pvt), Kensington, Whangardi 3

Last Sold \$680,000 - 15 Jul 25

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Capital Value \$595,000 - 01 Jul 24
Land Value \$235,000 - 01 Jul 24
Land Use Residence

Land Area

Roof Walls Building *A*ge

Floor Area

120 m²
Tile Profile
Mixed Material
1990-1999



18 Islington Street, Kensington, Whangarei 2 2 2 2

Last Sold \$775,000 - 11 Jul 25

Capital Value \$850,000 - 01 Jul 24
Land Value \$385,000 - 01 Jul 24
Land Use Residence
Land Area 667 m²

Floor Area 160
Roof Tile
Walls Bri
Building Age 200

160 m²
Tile Profile
Brick
2000-2009



73B Mill Road, Kensington, Whangarei

Last Sold \$690,000 - 03 Jul 25

Capital Value \$650,000 - 01 Jul 24
Land Value \$300,000 - 01 Jul 24
Land Use Residential
Land Area 434 m²

Floor Area 140
Roof Tile
Walls Mix
Building Age 199

140 m²
Tile Profile
Mixed Material
1990-1999



24A Princes Street, Kensington, Whangarei 2 1 2 2

Last Sold \$570,000 - 03 Jul 25

Capital Value Land Value Land Use Land Area \$565,000 - 01 Jul 24

Residential

Roof Walls Building Age

Floor Area

110 m² Tile Profile Mixed Material 1980-1989

PREPARED BY: Damien Davis





41 Cairnfield Road, Kensington, Whangarei \$410,000 - 02 Jul 25

Capital Value Land Value Land Use

Last Sold

Land Area

Last Sold

Capital Value

Land Value

Last Sold

Land Area

Last Sold

\$475,000 - 01 Jul 24 \$310,000 - 01 Jul 24 Residential 486 m²

70 m² Floor Area **Tile Profile** Roof Walls Wood (incl

Weatherboard)

Building Age

1930-1939



11B Princes Street, Kensington, Whangarei 2 🗯 1 🚗 1

\$535,000 - 26 Jun 25

Floor Area 80 m² **Tile Profile** Roof Brick Walls

Land Use Land Area

\$215,000 - 01 Jul 24 Unit

\$525.000 - 01 Jul 24

Building Age

1970-1979



104 Mill Road, Kensington, Whangarei

\$572,000 - 19 Jun 25

\$570,000 - 01 Jul 24 Capital Value \$300,000 - 01 Jul 24 Land Value Land Use Residential

375 m²

Floor Area Roof Walls

110 m² **Tile Profile** Wood (incl Weatherboard)

Building Age 1940-1949



8 Princes Street, Kensington, Whangarei

\$550,000 - 27 Aug 25

\$550.000 - 01 Jul 24 Capital Value Land Value \$210.000 - 01 Jul 24

Land Use Land Area

Residence

Floor Area Roof Walls Building Age

100 m² Tile Profile **Mixed Material** 1990-1999

1 2 **1 1**

PREPARED BY: Damien Davis





33 Mains Avenue, Kensington, Whangarei 🗀 3 📜 1 🚗 4









\$740,000 - 19 Feb 25 Last Sold

Capital Value Land Value Land Use Land Area

\$740,000 - 01 Jul 24 \$375,000 - 01 Jul 24 Residence 817 m²

Roof Walls

Floor Area

Steel/G-Iron Wood (incl Weatherboard)

1920-1929 Building Age

PREPARED BY: Damien Davis



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